

This instrument prepared by:
Kenneth Y. Gordon, Esq.
24301 Walden Center Drive
Bonita Springs, FL 34134

Parcel ID No.(s): 35-44-25-P2-0110R.00CE

WARRANTY DEED
Pelican Preserve
(Requisition #17)

THIS WARRANTY DEED made this 13th day of December, 2005, by BAY COLONY GATEWAY, INC., a Delaware corporation, having their principal place of business at 24301 Walden Center Drive, Bonita Springs, Florida, (hereinafter referred to as "Grantor"), to GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under the laws of the State of Florida, whose Post Office address is: c/o Anthony P. Pires, Esquire, 3200 Tamiami Trail North, Suite 200, Naples, Florida 34103, (hereinafter referred to as "Grantee"),

(wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns, assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lee County, Florida, to wit:

A portion of Tract "R", SUN CITY CENTER FT. MYERS, PARCEL A & B, according to the plat thereof as recorded in Plat Book 76, Pages 35-40, of the Public Records of Lee County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants, with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for taxes and assessments for 2005 and subsequent years; and easements, restrictions, reservations, covenants, limitations and conditions of record, if any, and other matters set forth above.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

Ruth Marianetti
Signature
RUTH MARIANETTI
Printed Name

BAY COLONY – GATEWAY, INC.,
a Delaware corporation

By: [Signature]
Print: Ernest J. Scheidemann
Its: Vice President

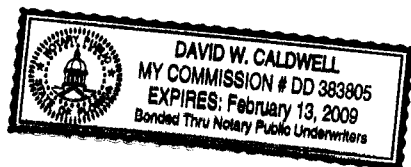
David Caldwell
Signature
DAVID CALDWELL
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13th day of Dec, 2005 by Ernest J. Scheidemann, as Vice President of BAY COLONY – GATEWAY, INC., a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced his _____, as identification.

(AFFIX SEAL)

David Caldwell
Notary Public - State of Florida
Printed Name: DAVID CALDWELL
Commission Expires: 2/13/09
Commission No.: DD 383805



LEGAL DESCRIPTION
LYING IN
SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
CITY OF FORT MYERS, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE,
LYING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST:

BEING PART OF TRACT "R" (TRIESTE DRIVE), SUN CITY CENTER FT. MYERS, PARCEL A & B, RECORDED IN
PLAT BOOK 76, PAGES 35 THROUGH 40, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 22, TRENTINO ESTATES AT PELICAN PRESERVE ,
RECORDED IN PLAT BOOK 81, PAGES 75 THROUGH 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND
THE SOUTH LINE OF SAID TRACT "R";
THENCE N.19°10'55"W., FOR 40.01 FEET TO A POINT ON A CURVE, THE SOUTHWEST CORNER OF LOT 1 SAID
TRENTINO ESTATES AND A POINT ON SAID TRACT "R";
THENCE ALONG SAID TRACT "R" THE FOLLOWING ELEVEN (11) COURSES;
1) THENCE EASTERLY 282.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE TO THE
RIGHT HAVING A RADIUS OF 525.00 FEET THROUGH A CENTRAL ANGLE OF 30°51'15" AND BEING
SUBTENDED BY A CHORD WHICH BEARS N.87°22'08"E. FOR 279.31 FEET;
2) THENCE S.77°12'14"E., FOR 278.69 FEET TO A POINT OF CURVATURE;
3) THENCE EASTERLY 163.03 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT
HAVING A RADIUS OF 730.00 FEET THROUGH A CENTRAL ANGLE OF 12°47'46" AND BEING SUBTENDED BY A
CHORD WHICH BEARS S.83°36'07"E. FOR 162.69 FEET;
4) THENCE N.90°00'00"E., FOR 28.62 FEET TO A POINT OF CURVATURE;
5) THENCE EASTERLY 68.54 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT
HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 39°16'05" AND BEING SUBTENDED BY A
CHORD WHICH BEARS N.70°21'58"E. FOR 67.20 FEET TO A POINT OF REVERSE CURVATURE;
6) THENCE SOUTHERLY 248.18 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT
HAVING A RADIUS OF 55.00 FEET THROUGH A CENTRAL ANGLE OF 258°32'10" AND BEING SUBTENDED BY A
CHORD WHICH BEARS S.00°00'00"E. FOR 85.16 FEET TO A POINT OF REVERSE CURVATURE;
7) THENCE WESTERLY 68.54 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT
HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 39°16'05" AND BEING SUBTENDED BY A
CHORD WHICH BEARS N.70°21'58"W. FOR 67.20 FEET;
8) THENCE S.90°00'00"W., FOR 28.62 FEET TO A POINT OF CURVATURE;
9) THENCE WESTERLY 171.97 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT
HAVING A RADIUS OF 770.00 FEET THROUGH A CENTRAL ANGLE OF 12°47'46" AND BEING SUBTENDED BY A
CHORD WHICH BEARS N.83°36'07"W. FOR 171.61 FEET;
10) THENCE N.77°12'14"W., FOR 278.69 FEET TO A POINT OF CURVATURE;
11) THENCE WESTERLY 260.39 FEET ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT
HAVING A RADIUS OF 485.00 FEET THROUGH A CENTRAL ANGLE OF 30°45'41" AND BEING SUBTENDED BY A
CHORD WHICH BEARS S.87°24'55"W. FOR 257.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,599 SQUARE FEET OR 0.95 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY (WRITTEN AND
UNWRITTEN, RECORDED AND UNRECORDED).

BEARINGS ARE BASED ON THE CHORD BEARING OF THE WEST LINE OF LOT 22, TRENTINO ESTRATES AT
PELICAN PRESERVE , RECORDED IN PLAT BOOK 81, PAGES 75 THROUGH 76, OF THE PUBLIC RECORDS OF
LEE COUNTY, FLORIDA AS BEARING N.20°46'51"W..

RWA, INC.
LAND SURVEYORS AND MAPPERS
1542 CARSON ST
FORT MYERS, FLORIDA 33901
(239) 278-5224

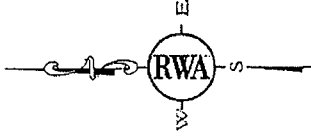
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

BY:  DATE: 3/25/05
RICHARD V. NESTLER, PROFESSIONAL LAND SURVEYOR LS# 4786

NOT VALID UNLESS EMBOSSED WITH THE PROFESSIONAL'S SEAL.

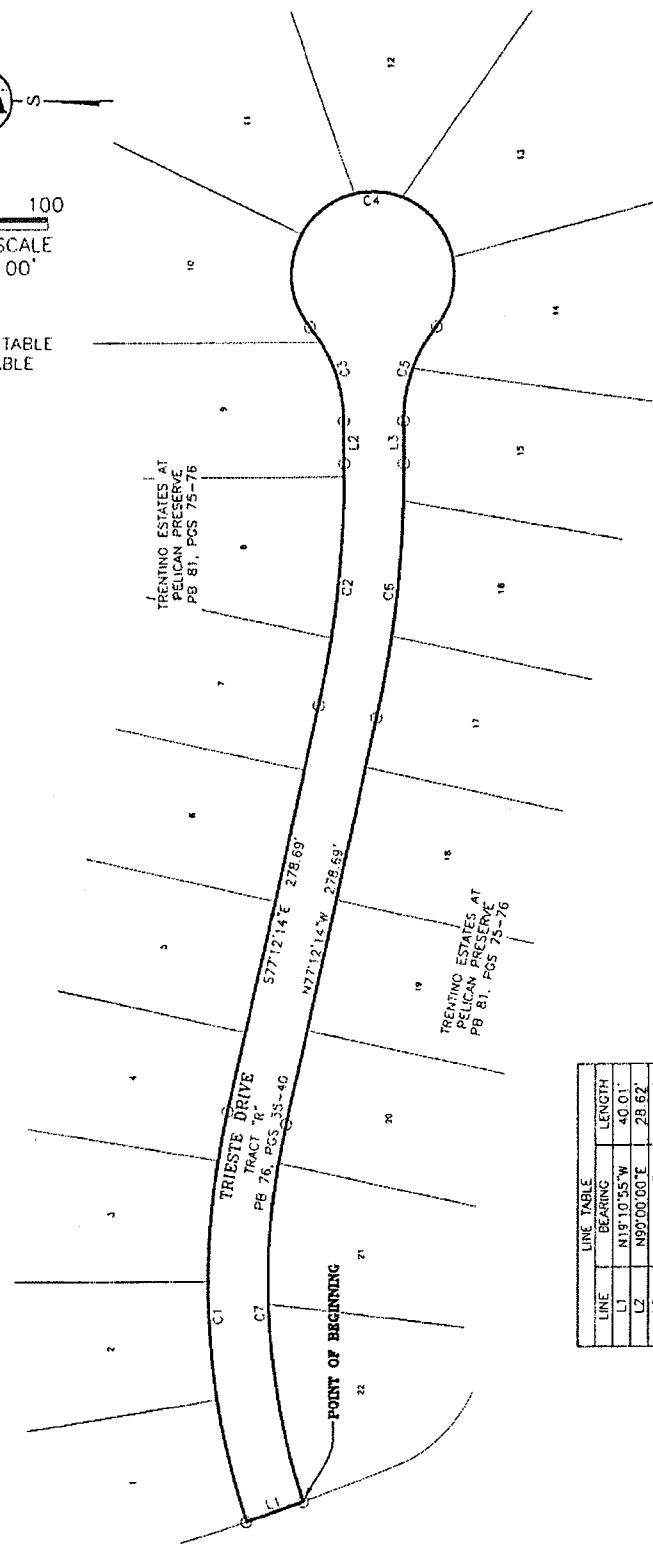
Ref. 04-0071-02-SK1
3-25-05

* THIS IS NOT A SURVEY *



0 50 100
GRAPHIC SCALE
1" = 100'

LEGEND
C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
PB = PLAT BOOK
PG = PAGE



LINE	BEARING	LENGTH
L1	N19°10'55"W	40.01'
L2	N90°00'00"E	28.62'
L3	S90°00'00"W	28.62'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRC
C1	282.72'	526.00'	30°51'15"	279.31'	N87°22'08"E
C2	163.03'	736.00'	12°47'46"	162.89'	S63°36'07"E
C3	68.94'	100.00'	39°16'05"	67.20'	N70°21'58"E
C4	248.16'	55.00'	258°32'10"	85.16'	S00°00'00"E
C5	68.54'	100.00'	39°16'05"	67.20'	N70°21'58"W
C6	171.97'	770.00'	12°47'46"	171.61'	N83°36'07"W
C7	260.39'	485.00'	30°45'41"	257.27'	S87°24'55"W

SEE SHEET 1 FOR DESCRIPTION

RWA INC.
CONSULTING
Engineers,
Surveyors & Mappers,
Planners, Project Managers

1542 Carson Street
Fort Myers, Florida 33501
Phone: (239) 278-5224
FAX: (239) 278-5419
Florida Certificate of Authorization # 1000

DATE: 3-25-05	CLIENT: WCI COMMUNITIES
SCALE: 1" = 100'	TITLE: SKETCH TO ACCOMPANY DESCRIPTION
DRAWN BY: PTN	PROJECT NUMBER: 04-0071
CHECKED BY: RVN	SHEET NUMBER: 2 OF 2
SEC: TWP: RGE:	FILE NUMBER: 02-SK1